





Welcome

This well-proportioned one-bedroom first-floor flat offers bright and spacious accommodation, making it an excellent opportunity for a first-time buyer. The property is located on a quiet street within the Chester area of Edinburgh, close to a wealth of local amenities and offering swift transport links to and from the city centre. Forming part of a block of six, the building benefits from a secure entry system, shared gardens to the rear, and on-street parking. Presented to the market in good order throughout, early viewing is recommended.

- Key features include:
- Reception hallway with useful storage facilities
- Front-facing living/dining room
- Fitted kitchen with a range of wall and base units (white goods included)
- Well-sized double bedroom with built-in storage
- Bathroom comprising WC, wash basin, and bath
- Gas central heating
- Double glazing throughout
- Secure entry system
- Communal rear gardens
- On-street parking available





Chesser

Chesser is a popular residential district situated between Gorgie and Slateford, to the southwest of Edinburgh city centre. Local shopping facilities are excellent and include banking and post office services, with a wider range available at the large Asda supermarket on Newmart Road, as well as Marks & Spencer Foodhall and other outlets at Edinburgh West Retail Park, just off Chesser Avenue.

For those travelling by car, the Western Approach Road provides direct access into Edinburgh's West End. A good public transport network serves the area, while the Edinburgh City Bypass-approximately one mile away-offers convenient links to major motorway networks and Edinburgh International Airport.

For leisure and recreation, residents can enjoy the open spaces of Corstorphine Hill and Saughton Park, visit Edinburgh Zoo, or take advantage of the nearby golf courses.

Extras

Clients are happy to sell as seen.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

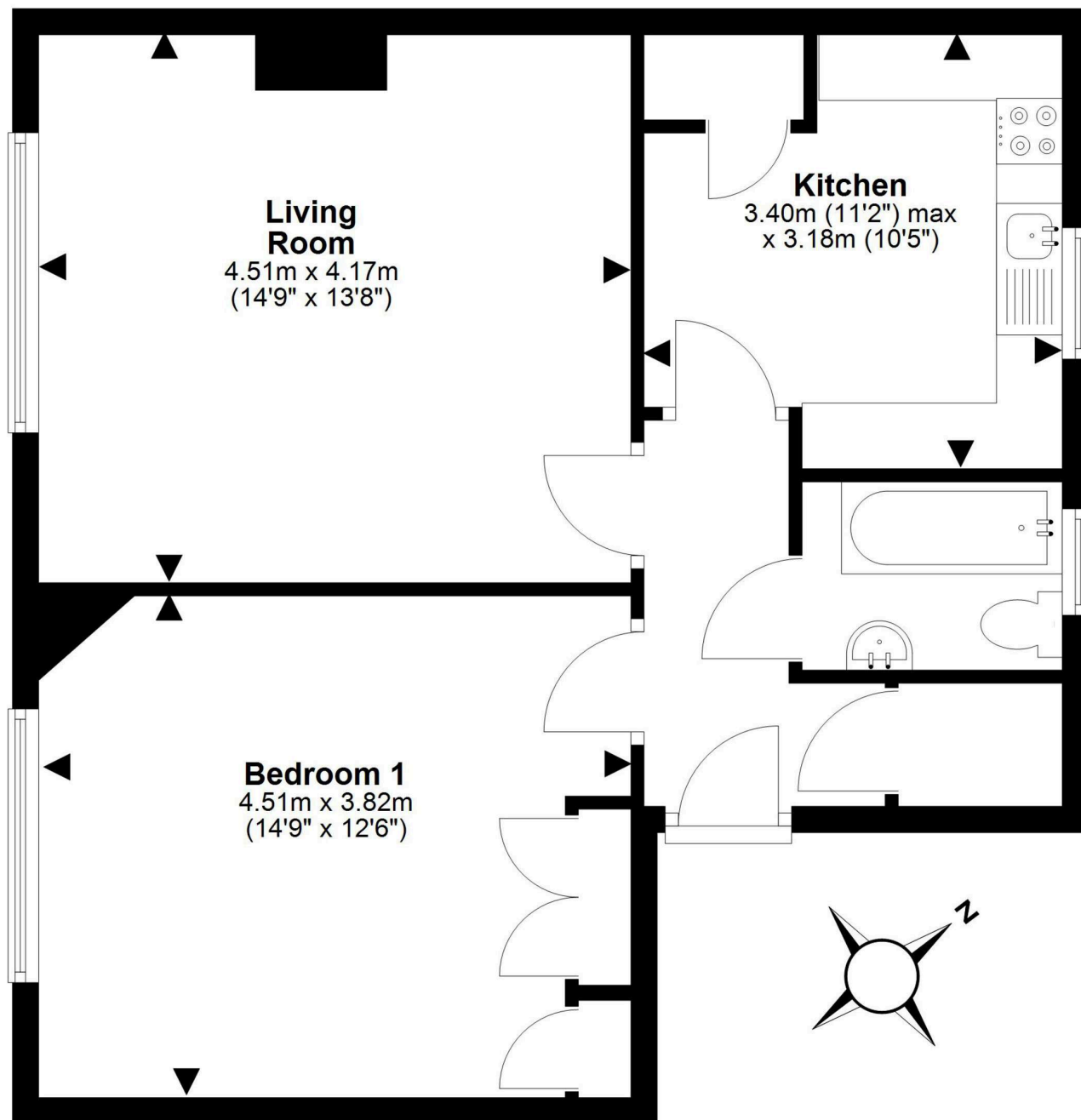
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.